

**WATERLOO HISTORIC PRESERVATION COMMISSION
REGULAR MEETING – FEBRUARY 19, 2013– 5:00 P.M.
POLICE LIBRARY, CITY HALL**

Olsson called the regular meeting of the City of Waterloo Historic Preservation Commission meeting to order at 5:00p.m.

Commission Members in attendance were: Olsson, Ottesen, Potter, Quirk, Price and Toepfer.

Commission Member(s) absent were: Andera, Linda

Others Present: Adam Poll, Staff to the Commission. Ivan Valtchev of Invision Architecture, and 2 members of the public.

Approval of Agenda

Poll introduced Sue Price as a new member of the Commission. Poll noted that she lived in the Highland Historic District and had an interest in historic preservation and history.

Motion made by Quirk, seconded by Toepfer to approve the amended agenda. Motion carried unanimously.

Approval of Minutes

Motion made by Quirk, seconded by Price to approve the minutes of the December 18, 2012 Regular Meeting. Motion carried unanimously.

Hearings

1. Request for certificate of appropriateness at 257 Alta Vista to allow for a new steel door to replace an existing door located on the west side of the home.

Poll gave a staff report noting the house is rated as a "C" structure for architectural significance and is listed as contributing to a district. In historical significance, it is rated as an "A" structure and is listed as contributing to a district. Poll noted that *The Design Guidelines for Historic Buildings states under recommendations for doors* : “The original size and shape of door openings should be maintained. Many historic entrance doors are of panel-type construction or solid frames with glass lights in the upper part of the door. Historic storm doors are often wood doors with removable sashes. These historic door styles should be used when it is necessary to replace original doors. Historic garage doors often possess distinctive design features and should be retained if possible.” *The proposed door would appear to simulate the historic style of a wood panel door as well as the glass lights in the upper part of the door.*

Bob Yount, B and P Construction, noted that the door would be steel, but would have a simulated wood grain and would have wood paintable trim.

Ottesen noted that short of a new wood door, this door would appear to be the next best thing. Ottesen noted that the location of the door was not easily visible as it was not on the front, but on side of the home towards the rear. Ottesen questioned if the new door was the same size. Yount noted that it was. Ottesen noted that because it’s the same size, a future home owner could install a wood door without any issues.

Motion made by Quirk, seconded by Toepfer to approve the certificate of appropriateness at 257 Alta Vista to allow for a new steel door to replace an existing door located on the west side of the home as the door maintained a historic appearance, was located toward the rear of the home, and is the same size as the existing door. Motion carried unanimously.

2. Request for certificate of appropriateness at 1135 Independence to allow for the construction of a 5'4" x 11' addition in the rear to allow for the addition of a bathroom and 5'4" x 4'3" Bilco style door along the side of the home.

Poll gave the staff report noting that the house is rated as a "C" structure for architectural significance but is listed as contributing to the district. In historical significance, it is rated as an "A" structure and is listed as contributing to the district. Poll noted that there is currently no bathroom on the main floor. In addition, this would also allow a washer and dryer to be located on the main floor. Poll noted that the proposed addition would cover an existing window as well as the existing exterior basement entrance and that because of the narrowness and angle of the interior basement entrance, a new exterior basement entrance would be needed for moving larger items in and out. Poll noted that the existing home appears to have aluminum siding and the adjacent enclosed porch has wood siding.

Poll noted that the Design Guidelines for Historical Buildings states under recommendations for Additions (P. 14): *additions should be placed in the rear or side of the home where they are minimally visible from the street.* The proposed addition would appear to meet this requirement. It also states that *new additions should not try to precisely imitate existing historic styles, but instead should be harmonious partners with the older portions on the house or the neighborhood.* Poll noted that the Design Guidelines for Historical Buildings also state that *"When planning an addition that expands the building footprint, consider first how a new exterior form and roof can be added to the existing house in a manner that is compatible with the design of the historic building."*

Yount noted he was the contractor for this project as well. Ron Miller noted that he was the owner, and noted that the new Bilco door entrance to the basement may be scrapped due to the difficulty of cutting through the foundation wall. Yount noted that the new window would be a double hung wooden window. Yount noted that the addition would have wooden siding and wood trim to match the existing home.

Motion made by Quirk, seconded by Potter to approve the certificate of appropriateness at 1135 Independence to allow for the construction of a 5'4" x 11' addition in the rear to allow for the addition of a bathroom and 5'4" x 4'3" Bilco style door along the side of the home as the proposed addition was located in the rear of the home and would be constructed to match the historic nature of the home. Motion carried unanimously.

Reports

1. Main Street

Ottesen noted that he was resigning from the Historic Preservation Commission effective after the February 2013 meeting as he was taking a new job in Ankeny Iowa. Ottesen noted then gave the Main Street report, noting that that the Tour De Loo would be on February 28th.

2. Silos and Smokestacks

Poll noted Streed had sent an e-mail that the golden silos award would be coming up on April 3rd and passed the email to the commission.

3. Grout Museum

Potter noted that the Grout area was conducting a fund raiser for the Snowden House.

4. Rath Administration Update

Andera noted that there was no news from the developer.

5. Dunsmore House

Poll noted that Councilman Welper was working with different community members to improve the Dunsmore House. Poll noted that he will begin to prepare the documents for the local nomination.

Discussion Items/Possible Action Items

1. Historic Preservation Awards

Poll noted that the Commission needed to start thinking about the Historic Preservation Awards again. Potter noted that this year they could be held at the Grout Museum.

2. Re-election of Officers for 2013

Poll noted that due to Ed Ottesen's resignation, a new chairperson would be needed.

Motion made by Quirk, seconded by Toepfer to nominate Potter as chairperson. Motion carried unanimously.

Motion made by Potter, seconded by Ottesen to nominate Toepfer as vice chairperson. Motion carried unanimously.

Adjournment

Poll noted that Ivan Valtchev was attending the meeting with the intent to join the commission and serve as the representative from Main Street on the HPC. The Commission welcomed Ivan.

Motion made by Toepfer, seconded by Potter to adjourn the meeting. Motion carried unanimously.

Meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Adam Poll,
Associate Planner